

THE

Area Plan Commission

of TIPPECANOE COUNTY

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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

November 20, 2014
Ref. No.: 14-312

West Lafayette Common Council
609 West Navajo
West Lafayette, IN 47906

CERTIFICATION

RE: **Z-2589--GRANT STREET STATION, LLC (Grant Street Station Retail PD)
(PDRS to PDMX):**

Petitioner is requesting rezoning for the existing Grant Street Station Planned Development in order to include a commercial retail option for the ground floor. The proposal would permit up to 7,505 square feet of ground floor retail, increase the residential unit/bedroom maximum count to 128/292 from 126/278, and reduce the on-site parking from 279 to 232 spaces. The property is located on the southeast corner of the intersection of Grant and Harrison Streets, Wabash 19 (SE) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on November 19, 2014 the Area Plan Commission of Tippecanoe County voted 13 yes - 0 no on the motion to rezone the subject real estate from PDRS to PDMX. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. Appropriate surety submitted with final detailed plans;
4. Plant schedule approved by the West Lafayette Greenspace Administrator, if required.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its December 1, 2014 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,


Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Tom Peck, Grant Street Station
Daniel Teder
Dave Buck, West Lafayette Engineer